

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22422

Property Information

property address: 406 E 23RD ST

legal description: CITY OF BRYAN, BLOCK 94, LOT 4, PT 5, PT OF ALLEY

owner name/address: THOMAS, GLENN D
1110 12TH MAN CIR
COLLEGE STATION, TX 77845-8978

full business name: _____

land use category: Multi-Fam Res type of business: res

current zoning: C3 occupancy status: occ

lot area (square feet): 7150 frontage along Texas Avenue (feet): _____

lot depth (feet): 50 to 100 (m) 125 ft sq. footage of building: 2544

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
125 ft 50 ft

Improvements

of buildings: 1 building height (feet): 25 # of stories: 2

type of buildings (specify): wood frame

building/site condition: 2

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) both sides

fr=89 / prop side = 6' 6" / rear = 20

approximate construction date: _____ accessible to the public: ☐ yes ☒ no

possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no N/A

other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: 0 type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 10

lot type: ☒ asphalt ☐ concrete ☐ other _____

space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no N/A

overall condition: poor

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

N/A

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no

meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) open storage area on 1st level random household items
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no

are dumpsters enclosed: ☐ yes ☐ no

N/A

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one)

residential use

residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

NO SIDEWALK